



AGENDA

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, August 28, 2024 - 2pm

West Center Auditorium / Zoom

*Code of Conduct

Directors: Marge Garneau (President), Bart Hillyer (Vice President), Jim Carden (Secretary), Carol Crothers (Treasurer), Candy English (Assistant Secretary), Nellie Johnson (Assistant Treasurer), Nancy Austin, Kathi Bachelor, Barbara Blake, Beth Dingman, Bev Lawless, Joe Magliola, Scott Somers (non-voting)

AGENDA TOPIC

- 1. Call to Order / Roll Call – Establish Quorum**
- 2. Amend/Adopt Agenda**
- 3. President’s Report**
- 4. CEO Report**
 - A. CEO Monthly Report
- 5. Presentation**
 - A. Quarterly Financial Report
- 6. Committee Reports**
 - A. Audit - Austin
 - B. Board Affairs - Hillyer
 - C. Fiscal Affairs- Crothers
 - D. Investments - Johnson
 - E. Nominations & Elections - Blake
 - F. Planning & Evaluation - Carden
- 7. Consent Agenda** – Consent Agenda items are routine items of business that are collectively presented for approval through a single motion. A Board member may request that an item be pulled from the Consent Agenda and placed under Action Items for separate discussion and action.
 - A. Minutes:
 - 1) BOD Regular Meeting Minutes: June 26, 2024
 - 2) BOD Work Session Minutes: August 14, 2024
 - B. Financial Statements:
 - 1) July Financials
- 8. Action Items**
 - A. Approval of Release of Funds for Del Sol Clubhouse (Somers)
 - B. Approval of Use of MRR-B Funds Regarding Desert Hills Pool Project (Somers)
 - C. Ad Hoc Committee Regarding GVR Foundation – Task and Completion Date (President)
 - D. Ad Hoc Committee Regarding CEO Evaluation Process – Task and Complete Date (President)
 - E. Amend CPM to Allow Charging a Convenience Fee (Websters)
- 9. Member Comments** - Please limit comments to two (2) minutes. Speakers are asked to provide their name and GVR member number. This time is for comments, not for questions and answers.
- 10. Adjournment**

** GVR encourages the Board and members to voice concerns and comments in a professional, business-like, and respectful manner.*



MEMORANDUM

TO: Board of Directors
FROM: Scott Somers, CEO
DATE: August 28, 2024
RE: Monthly CEO Report

Important Dates

- August 28, 2pm: **Regular Board Meeting**
- August 29, 1:30pm: **Planning and Evaluation Meeting**

Strategic Plan/Annual Workplan

Administration

5.1.1 Provide staff support to the Board of Directors to enable proactive, complete communications about Board decisions.

- With Communications, synthesize Board actions/decisions to communicate with the Members. (Ongoing) **Eblast the Friday after a Regular Meeting and Monthly GVRNow.**

Board and Committees

5.2.3 Utilize staff liaisons and the Strategic Plan to support continuity of direction.

- Staff liaison functions to be facilitated by Administration to ensure committee continuity. (ongoing)

5.4.1 Encourage staff and Board to attend training and conferences and participate in professional associations.

- Research and identify Board training opportunities. (February) ***The President and CEO have discussed the possibility of holding a facilitated Board retreat this fall to address improved Board member and staff relations.***

Communications

2.2.5 (With Member Services and HR) Develop and implement a member experience review plan related to customer service by department. Member feedback mechanisms are being designed with a goal of having systems in place by ***mid-October***

3.3.2 Improve ease of access to GVR activity schedule and opportunities

- With Recreation, develop a “getting started” program to provide instruction and supplies for drop-in activities (September) ***“Getting Started” program deferred to 2025 due to budget considerations.***

Facilities Department

1.1.1 Identify accessibility improvement areas

- With architect, complete and document the results of an ADA audit of centers. (December) ***Audit being completed inhouse with improvements being made as they arise, and within budget and facility constraints.***

1.2.2 Assess spaces for specific activities and equip those spaces properly, such as art class space with washable floors.

- With architect, present WC expansion options and cost estimates. (March) ***West Center club expansions options have been discussed and new approaches identified.***

1.2.4 Evaluate and improve capital request process.

- With Board, Recreation, and Finance, review and amend Capital Improvement Plan Policy as needed. (June) ***FAC has been reviewing updates to the Capital Improvement Policy and Process.***

1.2.5 Employ newer technologies to benefit members' abilities to fully utilize facilities.

- Work with Recreation and IT to identify and relocate attendance readers at specific locations to better track member usage and facilitate ease of access. (August) ***Relocation of attendance readers: partially complete. Balance of the work will be deferred to 2025.***

1.3.3 Improve interior and exterior signage: complete, consistent, accessible, concise and attractive

- With Communications, update signage throughout Santa Rita Springs and Las Campanas (December) ***Santa Rita Springs signage update is underway. The Las Campanas update will be deferred to 2025 due to budget considerations.***

3.1.2 Explore the idea of allocating space for specialized fitness centers.

- With Recreation, assess possibilities for a function-designed yoga space (October) ***Working with Recreation to identify alternative locations for a yoga studio***

4.4.3 Maintain and continue to utilize the Reserve Study (MR&R).

- With Finance, review MRR to be sure it includes all facilities and qualifying capital items. (August) ***In the past month, facilities and finance staff have met with the Browning Reserve team to discuss the MRR budgeting tool and refine our process. Staff identified some assets that should probably appear in the study such as windows, electrical panels, and other "30-year" fixtures are not currently included.***

Finance

4.2.1 Evaluate Maintenance Repair and Replacement (MR&R) to confirm need. ***FAC and Board of Directors listened to a presentation by Browning regarding the MR&R (August)***

4.3.1 Update and recommend financial policies.

- Based on best practices, with FAC, continue updates to recommended financial policies, such as cash management policies. ***(August) Working with staff and FAC on a Policy plan.***

Human Resources

2.2.2 Implement standardized customer service training for all staff, based on clarified policies and expectations, to ensure consistency in service. (See also 5.3.3)

- Include all current employees in a similar program by the end of the year. **(December)**

5.3.3 Provide training and team activities to help people demonstrate these GVR values.

- With the CEO and department heads, develop plans and agendas, and schedule regular meetings with all staff and departmental groups to inform employees about and demonstrate values. **(Ongoing) June 25th team event scheduled for staff. RSA Summer Training Series to return late June – August with safety, service, policy elements.**
- Explore, develop, and provide in-service and training opportunities for supervisors on Performance Management plans and strategies. **(September) Initial training complete. In-service training in development.**

5.3.4 Incorporate values into performance management

- Update and re-launch a performance management plan with GVR values incorporated. (February) **Launch Complete. Move to Ongoing: Performance Management plan launched. Managers and Directors trained in system and tools.**

5.4.1 Encourage staff and Board to attend training conferences and participate in professional associations

- Continue to work with staff to explore and encourage attendance. **(Ongoing) With Operations identified and enrolled 15 staff as members of the Arizona Parks and Recreation Association. Training and professional development is available through membership. AZ Parks and Rec Association Conference in August. Rec, Facilities and Ops team members are registered to attend.**

Membership Services Department

2.2.1 Implement a quality assurance system to ensure that exceptional customer service is happening, such as secret shopper, a review schedule to see how systems and processes are operating.

- Partner with attorney to work toward becoming the expert with regard to GVR's boundary, master development agreements, deed restrictions, title agreements, and collections. **Work in progress, ongoing**
- Continue to explore and find solutions to identify and decrease membership and guest card misuse. **CSRs and Membership Specialists are submitting potential card misuse scenarios, tracked weekly; communications sent as needed**
- Implement survey plan to obtain feedback from members regarding recent customer service interactions with staff (October) **Link to Member Experience Survey for Membership included in new member packets. Finalizing Customer Service survey, verifying that they can be added to receipts, also looking into tabletop cards with QR codes**
- Work toward documenting Membership SOPs and creating a comprehensive handbook. **Revised version of the CSR Handbook completed. Membership Handbook is underway**

- Partner with Communications to create a comprehensive New Member Welcome Packet (March) **We have received zero inquiries/card requests tied to the non-GVR VDR optional mailers, but will continue exploring options.**

Recreation Department

1.1.2 Assess and Improve fitness center functionality

- Work with facilities on plans to expand the Las Campanas Fitness Center. (August) **The potential expansion of the Las Campanas fitness center will be discussed as a Type II CIP at this month's P&E meeting. Staff will propose two options, one of which will hinge on the development of a new space for yoga.**

1.2.5 Employ newer technologies to benefit members' abilities to fully utilize facilities.

- Investigation options to implement an online reservation system. **Online reservations are being trialed with a single pickleball court at Canoa Ranch. Staff expect to launch online "drop-in" reservation options later this year.**

2.1.1 Review current programming and make adjustments, if needed, to ensure variety and alignment with current and future member needs.

- Through member surveys, identify gaps and needed adjustments. (Ongoing) **Steady and increasing member use of the CH lobby and DSC game room suggest that drop-in amenities of this nature are in demand. Recreation staff is working with facilities to identify opportunities on the north end of town to develop similar spaces.**

Board Goals for CEO, 2024 (approved by the Board of Directors February 14, 2024)

1. (Projects) Communicate with Board of Directors (BOD) and members on a monthly basis about project progress as follows:
 - a. Construction progress
 1. The Del Sol Clubhouse renovation is complete. We are close to securing a contracted vendor to provide food and beverage services .
 2. West Center clubs expansion and lobby concept improvements are awaiting direction from the Board. Once direction is received, construction drawings will be developed and we will go out for bid.
 3. Metal Arts expansion construction documents are being developed. Once completed, we will go out for bid.
 4. Construction documents for the Desert Hills locker room renovation/expansion project are underway. Potential closure of the DH pool and the DH locker room will be coordinated.
 - b. Explain delays and challenges Improvements to the Ceramics Club kiln room have become complicated. The club has increased its inventory of molds which is causing stress of the floor joists. Staff will be asking the club to move most of its molds to the previous IT offices at DH since that office is on solid ground. The club would also like to add a 5th kiln which will cause increased stress on the joist. Staff is working with the architect and engineer to identify possible solutions such as shoring up the joists and/or relocating several or all of the kilns to a different location. If shoring up the floor joists is required, this project will be coordinated with the locker room remodel below.

2. (Meetings) Attempt to improve teamwork by scheduling monthly one-on-one meetings with Board members who wish to meet with me. It is understood and agreed that meetings may need to be rescheduled or canceled due to scheduling conflicts or other pressing matters.
 - a. *Scott met with 6 Board Directors in July and will meet with 7 in August.*
3. (Communication) Communicate with Board of Directors (BOD) on a monthly basis about capital expenses in comparison to Board-approved amounts from the Initiatives, and MRR-B funds.

GREEN VALLEY RECREATION						
CAPITAL PROJECTS REPORT						
7/31/2024						
		TOTAL	2024	Project to Date		
Center	Description	Total Project Budget	2024 Budget	Total Project Spent to Date	2024 Spent to Date	Project Budget Balance
NON RESERVE CAPITAL						
ALL	2024 Unplanned Unbudgeted Items	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 100,000
CR	Shade Structure for Canoa Ranch pc	\$ 16,000	\$ 16,000	\$ -	\$ -	\$ 16,000
CP1 / ABS	Deck shade structures for CP1 and /	\$ 26,000	\$ 26,000	\$ -	\$ -	\$ 26,000
ALL	Accessibility Initiatives	\$ 67,023	\$ 50,000	\$ 17,023	\$ -	\$ 50,000
PBC	Pickleball Fencing	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ 35,000
WC	Vacuum System for Woodshop	\$ 90,000		\$ 33,315	\$ 21,168	\$ 56,685
INITIATIVES						
SRS	Remodel for Glass Arts	\$ 900,000		\$ 828,605	\$ (24,224)	\$ 71,395
DH	Desert Hills Fitness Center	\$ 1,127,744		\$ 1,128,161	\$ -	\$ (417)
DH	DH Locker-room Expansion	\$ 299,355	\$ 299,355	\$ 9,591	\$ -	\$ 289,764
DH	Desert Hills Stage Removal	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000
DSCH	Del Sol Clubhouse Note Payable	\$ 110,000	\$ 11,000	\$ 22,000	\$ 11,000	\$ 88,000
DSCH	Del Sol Clubhouse Rennovation	\$ 1,900,000	\$ -	\$ 1,738,960	\$ 1,226,676	\$ 161,040
WC	West Center Expansion (Lap, Wood	\$ 158,835	\$ 100,000	\$ 17,657	\$ 3,599	\$ 141,178
DH	Ceramics Kiln room	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ 90,000
WC	West Center Lobby improvements	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 150,000
ALL	Security Cameras	\$ 50,000	\$ -	\$ 49,974	\$ 49,974	\$ 26

4. (Capital) Include usage, trade-offs, and justification as part of the annual budget and capital planning process to provide the Board of Directors (BOD) with the necessary information to make capital planning decisions.
 - a. *Type II project proposals are being reviewed by staff and will be presented to the P & E next week..*
 - b. *Type I Capital Improvement proposals have been gathered, but the evaluation and award process has been put on hold. 2024 CIP funds are currently frozen due to lower than expected home sales.*
5. (Capital) Provide information to the Board of Directors (BOD) on usage, trade-offs, and justification for a proposed/planned new capital project when the Board reviews concept plans.
 - a. Board reviewed potential West Center club expansion options during its June 19th Work Session and has since met with the clubs to discuss their wants and needs.



Quarterly Financial Summary 2nd Quarter 2024

Green Valley Recreation

Revenue Summary

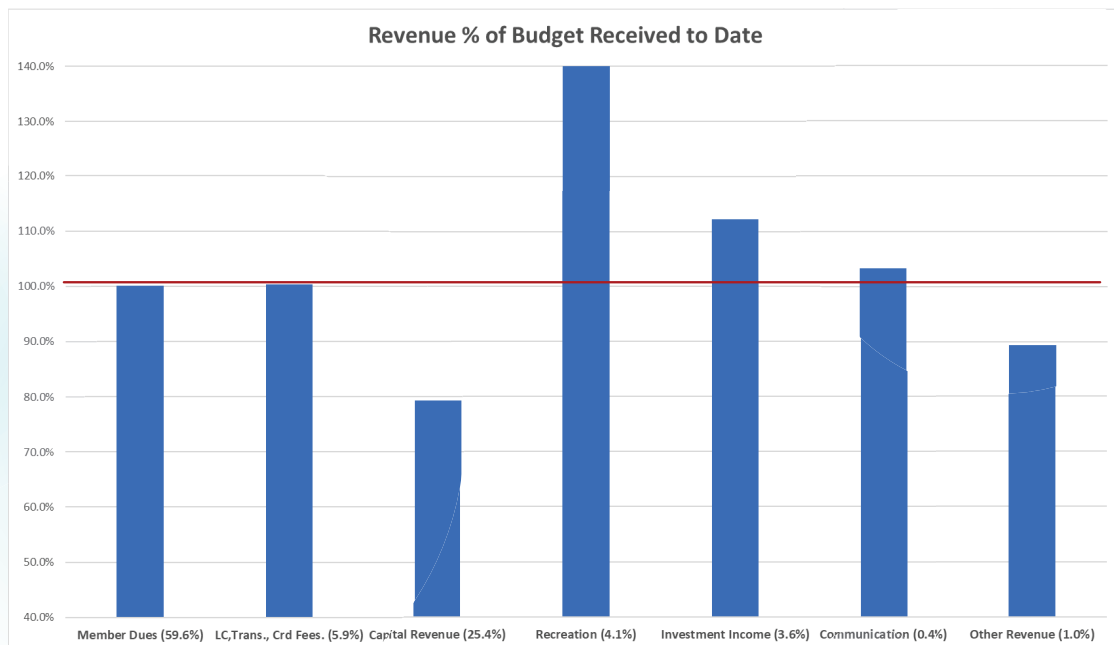


Green Valley Recreation, Inc
 Summary of Revenue & Expenditures - Budget to Actual
 For Fiscal Year Ending Dec 31, 2024

January through July 2024

	2024 Annual Budget	January - July			Prior Year		
		YTD	Jan - July	% of	FY 2023	Var. from Prior Year	
		Budget	Actual	Variance	No EQ	%	\$
Revenue:							
Member Dues	\$ 7,132,750	\$ 4,160,771	\$ 4,165,068	0.1%	\$ 4,116,757	1.2%	\$ 48,311
LC,Trans., Crd Fees	705,637	439,212	440,886	0.4%	478,452	(7.9%)	(37,566)
Capital Revenue	3,039,780	1,939,379	1,537,886	(20.7%)	1,730,148	(11.1%)	(192,262)
Recreation	485,403	314,511	456,298	45.1%	307,143	48.6%	149,155
Investment Income	425,458	248,184	278,413	12.2%	298,320	(6.7%)	(19,907)
Communication	47,093	27,471	28,381	3.3%	27,496	3.2%	885
Other Revenue	136,072	93,907	83,960	(10.6%)	68,087	23.3%	15,874
Total Revenue	11,972,193	7,223,434	6,990,892	(3.2%)	\$ 7,026,403	(0.5%)	\$ (35,511)

Revenue Summary



Expense Summary

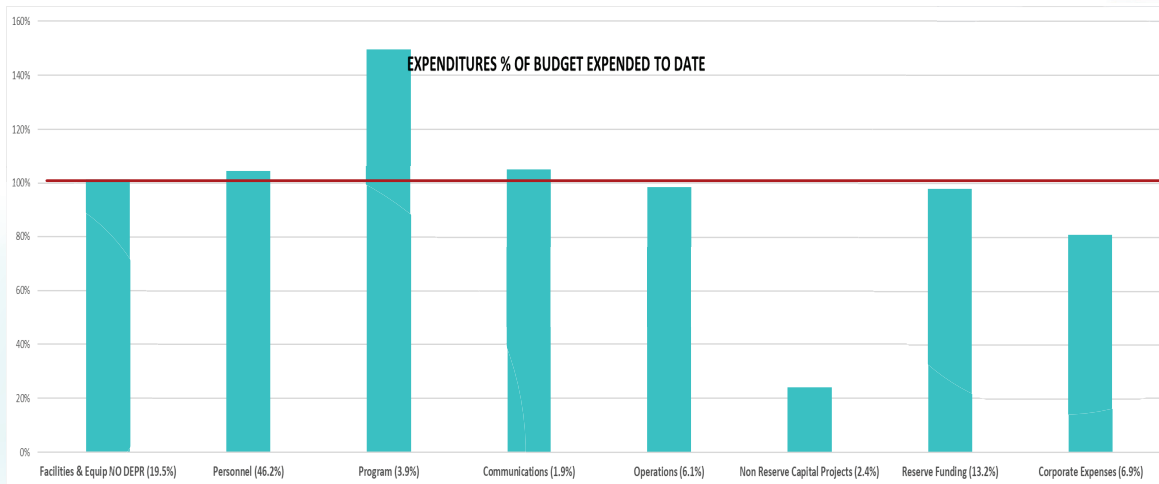


Green Valley Recreation, Inc
 Summary of Revenue & Expenditures - Budget to Actual
 For Fiscal Year Ending Dec 31, 2024

January through July 2024

	2024 Annual Budget	January - July			Prior Year		
		YTD Budget	Jan - July Actual	% of Variance	Jan-July	Var. from Prior Year %	\$
Expenditures:							
Facilities & Equipment NO DEPRECIATION	\$ 2,255,805	\$ 1,320,551	\$ 1,337,877	0.6%	\$ 1,274,677	(5.0%)	\$ (63,200)
Personnel	5,335,990	3,093,923	3,236,193	(4.6%)	2,937,000	(10.2%)	\$ (299,193)
Program	447,071	288,775	432,128	(49.6%)	306,271	(41.1%)	\$ (125,857)
Communications	217,126	134,094	140,671	(4.9%)	127,153	(10.6%)	\$ (13,519)
Operations	709,084	405,493	399,175	1.6%	389,918	(2.4%)	\$ (9,257)
Corporate Expenses	794,036	485,038	392,819	19.0%	533,088	26.3%	\$ 140,269
Total Expenditures	9,759,111	5,727,876	5,938,864	(2.8%)	5,568,106	(6.7%)	\$ (370,757)

Expense Summary



Surplus Summary

Green Valley Recreation, Inc
 Revenue & Expenditures
 For Fiscal Year Ending Dec 31, 2024
 January through July 2024



	January - Jul Jan - July Actual	Projected Aug - Dec 2024	Total Jan- Dec 2024 Projected	Approved Budget 2024	Total Projected Variance
Revenue:					
Member Dues	\$ 4,165,068	\$ 2,973,674	\$ 7,138,742	\$ 7,132,750	\$ 5,992
LC, Trans., Crd Fees.	440,886	\$ 264,904	\$ 705,790	\$ 705,637	\$ 153
Capital Revenue	1,537,886	\$ 1,035,314	\$ 2,573,200	\$ 3,039,780	\$ (466,580)
Recreation	456,298	\$ 303,888	\$ 760,186	\$ 485,403	\$ 274,783
Investment Income	278,413	\$ 210,927	\$ 489,340	\$ 425,458	\$ 63,881
Communication	28,381	\$ 20,538	\$ 48,919	\$ 47,093	\$ 1,827
Other Revenue	83,960	\$ 69,740	\$ 153,700	\$ 136,072	\$ 17,628
Total Revenue	6,990,892	\$ 4,878,985	\$11,869,877	\$11,972,193	\$ (102,316)
Expenditures:					
Facilities & Equipment NO DEPRECIATI	\$ 1,337,877	\$ 711,320	\$ 2,049,197	\$ 2,255,805	\$ 206,608
Personnel	3,236,193	\$ 2,226,090	\$ 5,462,283	\$ 5,335,990	\$ (126,292)
Program	432,128	\$ 236,121	\$ 668,249	\$ 447,071	\$ (221,178)
Communications	140,671	\$ 72,984	\$ 213,655	\$ 217,126	\$ 3,470
Operations	399,175	\$ 262,324	\$ 661,499	\$ 709,084	\$ 47,585
Corporate Expenses	392,819	\$ 355,637	\$ 748,456	\$ 794,036	\$ 45,579
Total Expenditures	5,938,864	3,864,476	9,803,340	9,759,111	(44,229)
Excess Revenues Over Exp.	\$ 1,052,029	\$ 1,014,509	\$ 2,066,538	\$ 2,213,082	\$ (146,544)
Transfers and Adjustments:					
Non Reserve Capital Projects	(33,314)	\$ (53,314)	\$ (53,314)	\$ (277,001)	\$ 223,687
Remove Income From Reserves	(182,154)	\$ (131,024)	\$ (313,178)	\$ (259,068)	\$ (54,110)
Reserve Funding Initiatives	(267,677)	\$ (238,903)	\$ (506,580)	\$ (610,956)	\$ 104,376
Reserve Funding MRR & MRR-B	(1,519,695)	\$ -	\$ (1,519,695)	\$ (1,519,695)	\$ -
MRR Expenses paid by Reserve	29,794	\$ 162,071	\$ 191,865	\$ 371,138	\$ (179,273)
Deduct Reserve Investment Exp.	41,200	\$ 33,800	\$ 75,000	\$ 82,500	\$ (7,500)
Modified Accrual Basis Surplus	(879,817)	787,139	(59,364)	-	(59,364)

Statement of Financial Position



Green Valley Recreation, Inc Statement of Financial Position July 31, 2024			
	Current July 31, 2024	Prior Year July 31, 2023	Increase (Decrease)
Assets			
Total Operating Cash	3,868,504	3,987,524	(119,020) (3%)
Accounts Receivable (net)	339,807	326,559	13,248 4%
Designated Investments	10,617,392	10,864,911	(247,519) (2%)
Prepaid Expenses & Inventory	76,392	363,284	(286,893) (79%)
Total Current Assets	14,902,095	15,542,278	(640,184) (4%)
Fixed Assets			
Net Fixed Assets	22,627,560	20,740,759	1,886,801 9%
Oper. & Finance ROU	72,483	111,822	(39,339) (35%)
Total Assets	37,602,137	36,394,859	1,207,278 3%
Liabilities			
Accounts Payables	375,557	378,273	(2,717) (1%)
Deffered Dues & Fees	3,271,099	3,031,109	239,990 8%
Compensation Liability	-	-	- 0%
Short Term Liabilities	263,203	408,382	(145,179) (36%)
Long Term Liabilities	101,621	145,928	(44,307) (30%)
Total Liabilities	4,011,480	3,963,693	47,787 1%
Total Net Assets	33,590,657	32,431,167	1,159,491 4%
Net Assets			
Board Designated Net Assets	10,617,393	13,092,238	(2,474,845) (19%)
Unrestricted Net Assets	22,064,747	18,758,980	3,305,767 18%
Net Change Year-To-Date	908,517	579,949	328,568 (57%)
Total Net Assets	33,590,657	32,431,167	1,159,490 3.58%

Investments Performance



Green Valley Recreation, Inc.						
Investments Performance						
Quarterly Board Report January - June 2024						
Fund	June 30, 2024	December 31, 2023	RETURN ON INVESTMENT			
			Year To Date		One Year (12 months)	
			Actual	Benchmark *	Actual	Benchmark *
Maintenance Repair & Replacement (SBH)	\$ 8,074,214	\$ 7,175,602	4.0%	3.6%	8.9%	8.2%
MRR - Part B Pools and Spas (SBH) **	\$ 1,156,994	\$ 814,765	4.1%	3.7%	8.7%	7.9%
Initiatives (SBH)	\$ 806,295	\$ 1,750,056	2.5%	2.1%	6.7%	5.9%
Emergency (SBH)	\$ 605,867	\$ 560,194	8.4%	8.1%	15.6%	14.8%
Total Designated Reserves:	\$ 10,643,369	\$ 10,300,617				
Operating Investment Fund Part A Short Term - JP Morgan	\$ 1,887,278	\$ 1,767,892	2.9%	2.9%	5.8%	5.7%
Operating Investment Fund Part B Long Term - JP Morgan	\$ 1,764,001	\$ 1,699,386	5.0%	5.1%	8.5%	8.5%
Total Invested Operating Cash	\$ 3,651,279	\$ 3,467,278				

Capital Projects



GREEN VALLEY RECREATION						
CAPITAL PROJECTS REPORT						
7/31/2024						
		TOTAL	2024	Project to Date		
Center	Description	Total Project Budget	2024 Budget	Total Project Spent to Date	2024 Spent to Date	Project Budget Balance
NON RESERVE CAPITAL						
ALL	2024 Unplanned Unbudgeted Items	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 100,000
CR	Shade Structure for Canoa Ranch pc	\$ 16,000	\$ 16,000	\$ -	\$ -	\$ 16,000
CP1 / ABS	Deck shade structures for CP1 and A	\$ 26,000	\$ 26,000	\$ -	\$ -	\$ 26,000
ALL	Accessibility Initiatives	\$ 67,023	\$ 50,000	\$ 17,023	\$ -	\$ 50,000
PBC	Pickleball Fencing	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ 35,000
WC	Vacuum System for Woodshop	\$ 90,000		\$ 33,315	\$ 21,168	\$ 56,685
INITIATIVES						
SRS	Remodel for Glass Arts	\$ 900,000		\$ 828,605	\$ (24,224)	\$ 71,395
DH	Desert Hills Fitness Center	\$ 1,127,744		\$ 1,128,161	\$ -	\$ (417)
DH	DH Locker-room Expansion	\$ 299,355	\$ 299,355	\$ 9,591	\$ -	\$ 289,764
DH	Desert Hills Stage Removal	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000
DSCH	Del Sol Clubhouse Note Payable	\$ 110,000	\$ 11,000	\$ 22,000	\$ 11,000	\$ 88,000
DSCH	Del Sol Clubhouse Rennovation	\$ 1,900,000	\$ -	\$ 1,738,960	\$ 1,226,676	\$ 161,040
WC	West Center Expansion (Lap, Wood	\$ 158,835	\$ 100,000	\$ 17,657	\$ 3,599	\$ 141,178
DH	Ceramics Kiln room	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ 90,000
WC	West Center Lobby improvements	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 150,000
ALL	Security Cameras	\$ 50,000	\$ -	\$ 49,974	\$ 49,974	\$ 26

Initiatives Budget



GVR					
6/30/2024					
Cash Funding Projections					
All Amounts Are Projections					
	2024	2025	2026	2027	2028
Initiatives					
Beginning Balance	\$ 1,750,056	\$ 806,478	\$ 611,381	\$ 443,028	\$ 1,249,430
Funding From Operations Revenue	\$ 519,653	\$ 649,893	\$ 686,938	\$ 720,535	\$ 685,789
Additional GVR Funding (Surplus)	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
Transfer to Operations					
Net Investment Earnings	\$ 102,104	\$ 66,011	\$ 55,709	\$ 46,867	\$ 92,901
Projects:					
2nd Pmt DH Fitness					
Del Sol Clubhouse Parking Lot	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)
Del Sol Club House	\$ (900,000)				
WC Lapidary, Wood, Artisan Exp	\$ (100,000)	\$ (900,000)	\$ (1,000,000)		
DH Ceramics Kiln Room Code	\$ (90,000)				
CH Gym conversion	\$ -				
WC Lobby improvements	\$ (150,000)				
Security Cameras					
WC Lazy River				\$ (50,000)	\$ (1,500,000)
Metal Shop Home					
LC Fitness Expansion					\$ (250,000)
EC Outdoor Pavilion					
DH Yoga Studio					
DH Locker room Steam room	\$ (299,335)				
SRS Fitness Expansion					
Desert Hills stage removal	\$ (15,000)				
Total for the Year	\$ (1,554,335)	\$ (900,000)	\$ (1,000,000)	\$ (50,000)	\$ (1,750,000)
Ending Balance	\$ 806,478	\$ 611,381	\$ 443,028	\$ 1,249,430	\$ 367,119



MINUTES

BOARD OF DIRECTORS MEETING

Wednesday, June 26, 2024 - 2pm

West Center Auditorium / Zoom

Directors: Marge Garneau (President), Bart Hillyer (Vice President), Jim Carden (Secretary), Carol Crothers (Treasurer), Candy English (Assistant Secretary), Nellie Johnson (Assistant Treasurer), Nancy Austin, Kathi Bachelor, Barbara Blake, Beth Dingman, Bev Lawless, Joe Magliola, Scott Somers (non-voting)

Staff Present: Nanci Moyo (Administrative Supervisor), David Webster (CFO), Kris Zubicki (Member Services Director)

Visitors: 14 Including support staff

AGENDA TOPIC

1. Call to Order / Roll Call – Establish Quorum

The President being in the chair and the Secretary being present.

President Garneau called the meeting to order at 2pm MST. Secretary Carden called the roll; quorum established.

2. Amend/Adopt Agenda

MOTION: Director Crothers moved, Director Blake seconded to adopt the Agenda.

Passed: unanimous

3. President Report

- Encouraged members to consider running for the Board of Directors and to contact Director Blake if interested.

4. CEO Report

- Del Sol Clubhouse is still on schedule with construction starting to wind down. A Grand Opening ribbon cutting is set for July 4, 2024. There is progress being made for a potential vendor for the food and beverage services
- Update on budget and budget projections: after meeting with the CEO, CFO and Department heads the year-ends projections have been updated regarding revenue and expenditures. At this point the projection is for a slight surplus by the end of the year despite decrease in housing sales. There will be no services cut and no impact to the mission of GVR. An update will be provided to the Board and Fiscal Affairs Committee in August on the projections.

5. Committee Reports – The committees reports are placed on file.

- Audit
- Board Affairs
- Fiscal Affairs
- Investments
- Nominations & Elections
- Planning & Evaluation

6. Consent Agenda

Director Johnson requested the May Financials be moved to Action Item H.

MOTION: Director Crothers moved, Director English seconded to approve the Consent Agenda.

Passed: unanimous

A. Minutes:

- BOD Regular Meeting Minutes: May 24, 2024
- BOD Work Session Minutes: June 19, 2024

B. Financial Statements:

- ~~May Financials~~ **Moved to Action Item H**

7. Action Items

A. Approve Proposed West Center Lobby Renovation Project

Somers reviewed the West Center Lobby Renovation for Member Services.

MOTION: Director Carden moved, Director Hillyer seconded to direct staff to move forward with the proposed West Center lobby renovation by pursuing construction documents, permits, and bid.

Passed: unanimous

B. CPM Change to Part 2 Section 1 Governance 2.1.1.C.1 Word Change

MOTION: Director Crothers moved, Director Magliola seconded to approve the word change from Work Session to Orientation in CPM Part 2 Section 1: 2.1.1.C.1.

Passed: unanimous

C. CPM Change to Part 3 Section 6 Adding 3.6.2.B.2 Tie Vote

MOTION: Director Crothers moved, Director Blake seconded to approve the added language to Part 3 Section 6, 3.6.2.B.3: if two or more GVR board candidates receive an equal number of votes from the GVR membership in the GVR annual election, after recount by the entity responsible for counting the said votes, the current board president shall determine by single coin flip (if just two candidates are tied) or multiple coin flips (if three or more candidates are tied), in the presence of the tied candidates, the final order of finish for said candidates.

Passed: unanimous

D. Limiting Board Directors to Speaking Only Twice During Discussion

MOTION: Director Johnson moved, Director Bachelor seconded to discontinue the current practice of limiting board members to speaking two times on a topic at a board meeting.

Failed: 5 yes (Bachelor, Dingman, English, Johnson Lawless) / 7 no

E. Add Member Comments to Work Session Agenda

MOTION: Director Johnson moved, Director Bachelor seconded to add a Member Comment agenda item as part of the official meeting Agenda format for all future Work Sessions and request the BAC to amend the Corporate Policy Manual for possible refinements regarding meeting agenda including a standing Member Comment item.

Passed: 9 yes / 3 no (Blake, Garneau, Hillyer)

F. Approve Fiscal Affairs Committee Action Plan

MOTION: Director Crothers moved, Director Johnson to approve the Fiscal Affairs Committee Action Plan.

Passed: 11 yes / 1 no (Dingman)

G. Legislative Changes to the Members Change Fee

MOTION: Director Crothers moved, Director Carden seconded to approve the addition of number three in Corporate Policy Manual section 1.1.6, under letter A, which reads, "Exceptions provided by statute."

Passed: unanimous

H. May Financials from Consent Agenda

MOTION: Director Johnson moved, Director Carden seconded to accept the May Financials.

Passed: unanimous

8. Member Comments – 1

9. Adjournment

MOTION: Director Hillyer moved, Director English seconded to adjourn the meeting at 3:26pm.

Passed: unanimous

DRAFT



MINUTES

BOARD OF DIRECTORS WORK SESSION

Wednesday, August 14, 2024, 2pm

WC Room 2 / Zoom

Directors Present: Marge Garneau (President), Bart Hillyer (Vice President), Jim Carden (Secretary), Carol Crothers (Treasurer), Candy English (Assistant Secretary), Nellie Johnson (Assistant Treasurer), Nancy Austin, Kathi Bachelor, Barbara Blake, Beth Dingman, Bev Lawless, Joe Magliola, Scott Somers (non-voting)

Staff Present: Nanci Moyo (Administrative Supervisor), Natalie Whitman (COO)

Visitors: 16

AGENDA TOPIC

1. Call to Order / Roll Call

Work Session Called to Order at 2:01pm by President Garneau. Secretary Carden called the roll.

2. Amend / Approve Agenda

MOTION: Director Hillyer moved, Director Carden seconded to approve the Agenda.

Passed: unanimous

3. Discuss Expansion of West Center Clubs

CEO Somers shared three clubs were invited to the Board Work Session to talk about each club's needs for expanding the foot print at West Center. Depending on the scope of the expansion this project will have to go to the membership for a vote due to the bylaw requirement when a threshold is reached of 12 percent of audited revenue from the previous year.

A. Woodshop

Highlights of presentation and discussion:

- Woodshop Club has 500+ members and continues to grow.
- Lacks space for all the different projects that are made at the woodshop.
- Preference is to expand east of the Woodshop vs. south. To expand south would change all the present ADA access and the building would not be as safe and efficient.
- Building out to the east would add 2,100 square feet to the existing 6,600 square feet.
- Current space limits growth of the club.
- Woodshop Club can contribute ten percent of the cost of the additional building and be used for mostly internal structure.
- 28 classes per year are held for the members of the club.

B. Lapidary

- Lapidary Club currently has 272 members.

GVR encourages the Board and members to voice concerns and comments in a professional, business-like, and respectful manner.

- Lapidary has 17 classes in the GVR Fall catalog. All the teachers of lapidary are volunteers. Holding classes helps grow the club.
- The Lapidary Club has \$126,000 set aside for the expansion and when the expansion moves forward they will do more fundraising. This money would be used toward interior needs.
- Currently Lapidary is spread between West Center, Desert Hills and East Center. The work space in all the facilities is tight and the equipment is noisy. Classes cannot be held when club members are working on projects.
- Club members that are monitors at the sites are able to sell their work in the shop, with a commission going back to the club.

C. Artisans

- Space constraints keeps the Artisans Club at 60 members. More space would help the club expand its member list.
- Public safety and ADA compliance are the key priorities for expansion of the space. This would include a second door for easier evacuation in case of an emergency.
- There is a need for more display cases, wall space, racks for clothing. Having more cash registers would help for quicker sale processes.
- Designated space for special events and classes could be utilized in the expansion. Currently limited storage space.
- Designated space for members to drop off their items for sale away from customers.
- Improved signage would help draw in more customers.
- The Club is able to contribute for the expansion and can hold fundraisers moving forward.

Further discussion by the Board:

- Consideration of whether this could be two projects vs. one project. The woodshop project can be done at a different time as one project, and possibly combine Lapidary and the Artisan's Shop as one project.
- Could lose economy of scale if the projects are not combined. This could be reviewed by an architect to understand the cost and procedure. There needs to be an understanding of permitting from the County on the Woodshop building out east and not south.
- Consensus of the Board is to move billiards to Del Sol Clubhouse to free up space for Artisan's Shop.
- There is interest in having the membership vote on the West Center Club expansion as a single project.
- Concern for keeping as one project and having a membership vote delays these projects. Possibly break the projects into two or three projects to get them done in a timely manner.
- Board consensus was to first pursue County permitting for the Woodshop building east into the parking lot to know if that is feasible.

4. Discuss Del Sol Clubhouse Allowing Dogs

Discussion regarding allowing dogs at Del Sol Clubhouse:

- First question: Does the Board want to relax the CPM and allow dogs on one specific property.

GVR encourages the Board and members to voice concerns and comments in a professional, business-like, and respectful manner.

- Proposed: allow dogs on the front patio leashed and with an owner, but no dogs on the back patio.
- Operations will handle how to accommodate dogs if the Board changes the policy in the CPM.
- Consensus from the Board is to bring this back at the October Work Session.

Adjournment

MOTION: Director Hillyer moved, Director Johnson seconded to Adjourn the meeting at 3:52pm.

Passed: unanimous

DRAFT



Green Valley Recreation, Inc.

CONSOLIDATED FINANCIAL STATEMENTS

The accompanying pages are the Financial Reports for July 31, 2024. The four statements are:

Statement of Financial Position.

This is also known as a Balance Sheet or the Statement of Net Assets.

Statement of Activities

Also known as an Income and Expense statement. This report shows the types of Income, the categories of expense and the unrealized Investment Market changes for the year to date. The bottom line in this report is the net for all the reserve accounts maintained by GVR.

Statement of Changes in Net Assets

This report displays the financial activity of the four reserves that make up the Net Assets of Green Valley Recreation. These reserves are:

Unrestricted - These net assets include the Fixed Assets (land, buildings and equipment), undesignated current assets less the current liabilities and deferred revenue items.

Emergency - Designated by the Board of Directors, this reserve is held to provide liquidity when needed for operational emergencies.

Maint - Repair - Replacement - designated by the Board of Directors, this reserve is the accumulation of assets in support of the Reserve Study which is mandated for Common Interest Realty Associations like Green Valley Recreation. Annual amounts are budgeted and transferred into this reserve for the purposes of the name of this reserve.

MRR-B Pools and Spas - Board designated reserve for end of life replacement of Pools and Spas

Initiatives - This reserve is designated by the Board of Directors to help with the funding for new programs that evolve from member interests and demands. Innovation in programming enables GVR to respond to member expectations.

Investment Portfolios

This report displays the market values of investments at the beginning of the year, the dollar amounts of changes that occurred from January 1st to the date of the financial statements. The unrealized gain or loss on market value changes is shown on a separate line to result in the market value of investments as of the reporting month end. The investments related to each of the Reserves (Unrestricted and Designated) are included in separate columns.



Green Valley Recreation, Inc.
Statement of Financial Position
 As of Date: July 31, 2024 and Dec 31, 2023

	July 31, 2024	Dec 31, 2023
	Total	Total
ASSETS		
Current Assets		
Cash/Cash Equivalents	528,118	2,599,548
Accounts Receivable	339,807	220,589
Prepaid Expenses	76,392	218,015
Maintenance Inventory	-	22,003
Designated Investments (Charles S./SBH)		
Emergency - Fund	621,733 ⁽¹⁾	560,194 ⁽¹⁸⁾
MRR - Fund	8,044,393 ⁽²⁾	7,175,602 ⁽¹⁹⁾
Initiatives - Fund	779,359 ⁽³⁾	1,750,056 ⁽²⁰⁾
Pools & Spas - Fund	1,171,907 ⁽⁴⁾	814,765 ⁽²¹⁾
Total Designated Investments (CS/SBH)	10,617,392 ⁽⁵⁾	10,300,617 ⁽²²⁾
Undesignated Invest. (JP Morgan Long Term)	1,844,385 ⁽⁶⁾	1,699,386 ⁽²³⁾
Undesignated Invest. (JP Morgan)	1,496,000 ⁽⁷⁾	1,767,892 ⁽²⁴⁾
Investments	13,957,777 ⁽⁸⁾	13,767,895 ⁽²⁵⁾
Total Current Assets	14,902,095	16,828,050
Fixed Assets		
Contributed Fixed Assets	18,017,085	18,017,085
Purchased fixed Assets	32,810,944	31,004,036
Sub-Total	50,828,028	49,021,121
Less - Accumulated Depreciation	(28,200,469)	(27,464,438)
Net Fixed Assets	22,627,560 ⁽⁹⁾	21,556,682 ⁽²⁶⁾
Operating Lease ROU, Net of Accum. Amortization	-	-
Finance Lease ROU, Net of Accum. Amortization	72,483	72,483
Total Assets	37,602,137	38,457,215
LIABILITIES		
Current Liabilities		
Accounts Payable	375,557	727,655
Deferred Dues Fees & Programs	3,002,475	4,533,756
Accrued Payroll	268,623	156,036
Compensation Liability	-	-
MCF Refund Liability	217,230	211,700
In-Kind Lease Liability - Current	5,666	4,000
Operating ROU Liability - Current	-	-
Financing ROU Liability - Current	40,307	40,307
Total Current Liabilities	3,909,859	5,673,454
In-Kind Lease Liability - LT	46,667	46,667
Notes Payable	11,000	11,000
Financing ROU Liability - LT	43,954	43,954
Total Long Term Liabilities	101,621	101,621
TOTAL NET ASSETS	33,590,657 ⁽¹⁰⁾	32,682,140 ⁽²⁷⁾
NET ASSETS		
Temporarily Designated:		
Board Designated:		
Emergency	621,733 ⁽¹¹⁾	560,194 ⁽²⁸⁾
Maint - Repair - Replacement	8,044,394 ⁽¹²⁾	7,175,602 ⁽²⁹⁾
Initiatives	779,359 ⁽¹³⁾	1,750,056 ⁽³⁰⁾
Pools & Spas	1,171,907 ⁽¹⁴⁾	814,765 ⁽³¹⁾
Sub-Total	10,617,393 ⁽¹⁵⁾	10,300,617
Unrestricted Net Assets	22,064,747	22,381,524
Net change Year-to-Date	908,517 ⁽¹⁶⁾	-
Unrestricted Net Assets	22,973,264 ⁽¹⁷⁾	22,381,524
TOTAL NET ASSETS	33,590,657	32,682,140



Green Valley Recreation, Inc.
Summary Statement of Activities
 YTD Period: 7 month period ending July 31, 2024
 FY Budget Period: Jan 1, 2024 - Dec 31, 2024

	PRIOR YEAR COMPARISON				BUDGET COMPARISON				Fiscal Year Budget	Remaining FY Budget
	2023 YTD Actual	2024 YTD Actual	Year to Year Variance	%	YTD Actual	YTD Budget	YTD Variance	%		
Revenue										
Member Dues	4,116,757	4,165,068	48,311	1%	4,165,068	4,160,771	4,298	0.1%	7,132,750	2,967,682
LC, Trans., Crd Fees.	478,452	440,886	(37,566)	(8%)	440,886	439,212	1,674	0%	705,637	264,751
Capital Revenue	1,730,148	1,537,886	(192,262)	(11%)	1,537,886	1,939,379	(401,493)	(21%)	3,039,780	1,501,894
Programs	83,579	165,921	82,342	99%	165,921	69,645	96,276	138%	92,403	(73,518)
Instructional	223,564	290,377	66,813	30%	290,377	244,866	45,512	19%	393,000	102,623
Recreational Revenue	307,143	456,298	149,155	49%	456,298	314,511	141,787	45%	485,403	29,105
Investment Income	298,320	278,413	(19,907)	(7%)	278,413	248,184	30,229	12%	425,458	147,046
Advertising Income	-	-	-	0%	-	-	-	0%	-	-
Cell Tower Lease Inc.	27,496	28,381	885	3%	28,381	27,471	910	3%	47,093	18,711
Comm. Revenue	27,496	28,381	885	3%	28,381	27,471	910	3%	47,093	18,711
Other Income	53,894	63,802	9,908	18%	63,802	68,796	(4,994)	(7%)	87,072	23,270
Facility Rent	11,859	17,825	5,966	50%	17,825	11,667	6,158	53%	20,000	2,175
Marketing Events	-	-	-	0%	-	-	-	0%	-	-
In-Kind Contributions	2,333	2,333	-	0%	2,333	2,333	-	0%	4,000	1,667
Del Sol Café Revenue	-	-	-	0%	-	11,111	(11,111)	(100%)	25,000	25,000
Other Revenue	68,087	83,960	15,874	23%	83,960	93,907	(9,947)	(11%)	136,072	52,112
Total Revenue	7,026,403	6,990,892	(35,511)	(1%)	6,990,892	7,223,434	(232,542)	(3.2%)	11,972,193	4,981,301
Expenses										
Major Proj.-Rep. & Maint.	217,535	244,261	(26,726)	(12%)	244,261	285,315	41,054	14%	489,203	244,941
Facility Maintenance	161,606	171,447	(9,841)	(6%)	171,447	237,734	66,286	28%	405,251	233,804
Fees & Assessments	12,635	3,812	8,823	70%	3,812	749	(3,063)	(409%)	5,000	1,188
Utilities	636,456	683,577	(47,121)	(7%)	683,577	570,760	(112,818)	(20%)	1,000,134	316,557
Depreciation	793,933	736,031	57,902	7%	736,031	764,834	28,804	4%	1,275,000	538,969
Furniture & Equipment	189,979	179,012	10,966	6%	179,012	168,817	(10,195)	(6%)	268,945	89,933
Vehicles	56,466	55,767	699	1%	55,767	57,176	1,409	2%	98,000	42,233
Facilities & Equipment	2,068,610	2,073,908	(5,298)	(0%)	2,073,908	2,085,386	11,478	1%	3,541,533	1,467,625
Wages	2,243,394	2,562,346	(318,952)	(14%)	2,562,346	2,347,385	(214,962)	(9%)	4,047,812	1,485,466
Payroll Taxes	171,131	216,056	(44,925)	(26%)	216,056	182,929	(33,128)	(18%)	323,634	107,577
Benefits	522,474	457,790	64,684	12%	457,790	563,610	105,820	19%	964,545	506,755
Personnel	2,937,000	3,236,193	(299,193)	(10%)	3,236,193	3,093,923	(142,269)	(5%)	5,335,990	2,099,798
Food & Catering	14,165	39,652	(25,487)	(180%)	39,652	12,667	(26,985)	(213%)	21,386	(18,267)
Recreation Contracts	231,145	324,604	(93,460)	(40%)	324,604	208,826	(115,778)	(55%)	348,685	24,081
Bank & Credit Card Fees	60,961	67,871	(6,911)	(11%)	67,871	67,282	(589)	(1%)	77,000	9,129
Program	306,271	432,128	(125,857)	(41%)	432,128	288,775	(143,353)	(50%)	447,071	14,943
Communications	58,117	70,326	(12,209)	(21%)	70,326	58,037	(12,289)	(21%)	96,023	25,697
Printing	52,281	52,592	(312)	(1%)	52,592	64,637	12,045	19%	103,183	50,590
Advertising	16,755	17,753	(998)	(6%)	17,753	11,420	(6,333)	(55%)	17,920	167
Communications	127,153	140,671	(13,519)	(11%)	140,671	134,094	(6,577)	(5%)	217,126	76,454
Supplies	311,684	325,678	(13,994)	(4%)	325,678	323,679	(1,999)	(1%)	558,587	232,909
Postage	7,686	9,791	(2,105)	(27%)	9,791	5,964	(3,827)	(64%)	17,922	8,131
Dues & Subscriptions	9,211	8,493	718	8%	8,493	9,662	1,169	12%	17,091	8,598
Travel & Entertainment	1,120	-	1,120	100%	-	1,200	1,200	100%	1,600	1,600
Other Operating Expense	60,217	55,213	5,004	8%	55,213	64,988	9,775	15%	113,884	58,671
Operations	389,918	399,175	(9,257)	(2%)	399,175	405,493	6,318	2%	709,084	309,909
Information Technology	78,749	67,553	11,196	14%	67,553	79,129	11,576	15%	136,781	69,228
Professional Fees	217,712	108,471	109,240	50%	108,471	142,996	34,524	24%	213,816	105,345
Commercial Insurance	195,444	204,251	(8,808)	(5%)	204,251	206,973	2,722	1%	354,812	150,560
Taxes	24,694	(259)	24,953	101%	(259)	18,383	18,642	101%	33,000	33,259
Conferences & Training	14,141	6,658	7,482	53%	6,658	25,013	18,354	73%	34,127	27,469
Employee Recognition	2,349	6,144	(3,794)	(161%)	6,144	12,544	6,400	51%	21,500	15,356
Provision for Bad Debt	-	-	-	0%	-	-	-	0%	-	-
Corporate Expenses	533,088	392,819	140,269	26%	392,819	485,038	92,219	19%	794,036	401,216
Expenses	6,362,039	6,674,894	(312,855)	(5%)	6,674,894	6,492,710	(182,184)	(2.8%)	11,044,839	4,369,945
Gross Surplus(Rev-Exp)	664,364	315,998	(348,366)	(52%)	315,998	730,724	(414,726)	(57%)	927,354	611,356
Net Gain/Loss on Invest.	486,201	592,519	106,318		592,519	-	592,519		-	(592,519)
Net from Operations	1,150,565	908,517	(242,048)	(21%)	908,517	730,724	177,793		927,354	18,837



Green Valley Recreation, Inc.
Statement of Changes in Net Assets
 As of Date: July 31, 2024 and Dec 31, 2023

	Totals	Unrestricted		Emergency Reserve Fund	Maint - Repair - Replacement Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
		Unrestricted	Fixed Assets				
Net change in net assets-GVR	908,517 (16)	908,517	-	-	-	-	-
Transfers between unrestricted and reserves:							
Reserve Study Allocation	-	-	-	-	-	-	-
Principal Transfers							
Transfers For Funding	-	(1,834,770)	-	-	1,220,295	315,075	299,400
Transfers Prev. Yr. Surplus	-	-	-	-	-	-	-
Transfers Curr. Yr. Surplus	-	-	-	-	-	-	-
Transfers Between Funds	-	-	-	-	-	-	-
Depreciation	-	736,031	(736,031)	-	-	-	-
Disposal of Fixed Assets	-	-	-	-	-	-	-
Purchase & Contributed Fixed Assets	-	(23,251)	1,516,515	-	(547,337)	(819,636)	-
Purchases Withdrawals Outstanding	-	733,210	-	-	(228,132)	(505,078)	-
Allocations of Net Change components:							
Investment income	-	(160,898)	-	5,949	120,004	19,626	15,318
Investment Expenses	-	57,383	-	(2,958)	(41,961)	(6,988)	(5,476)
Net Gains (Losses) in Investments	-	(478,675)	-	58,547	345,924	26,303	47,900
Net Change to July 31, 2024	908,517 (16)	(62,453)	780,484	61,539	868,792	(970,697)	357,142
Net Assets at, Dec 31, 2023	32,682,140 (27)	824,841	21,556,682 (26)	560,194 (28)	7,175,602 (29)	1,750,056 (30)	814,765 (31)
Net Assets as at, July 31, 2024	33,590,657 (10)	762,388	22,337,167 (9)	621,733 (11)	8,044,394 (12)	779,359 (13)	1,171,907 (14)
Footnotes refer to Statement of Financial Position and Statement of Activities		23,099,555 (17)		10,617,393 (15)			



Green Valley Recreation, Inc.
Investment Portfolios
Changes and Market Values
Beginning of Year and Curent Month End

	Totals	Unrestricted	Emergency Reserve Fund	Maint - Repair - Replace Reserve Fund	Initiatives Reserve Fund	Pools & Spas Reserve Fund
Balance Dec 31, 2023 (at Market)	13,767,895 ⁽²⁵⁾	3,467,278 ⁽²⁴⁾	560,194 ⁽¹⁸⁾	7,175,602 ⁽¹⁹⁾	1,750,056 ⁽²⁰⁾	814,765 ⁽²¹⁾
Changes since Jan 1, 2023:						
Principal Transfers	2,634,770	800,000	-	1,220,295	315,075	299,400
Investment income	270,160	109,263	5,949	120,004	19,626	15,318
Withdrawals	(3,250,183)	(1,150,000)	-	(775,469)	(1,324,714)	-
Investment Expenses	(57,383)	-	(2,958)	(41,961)	(6,988)	(5,476)
Net Change for 7 Months	(402,636)	(240,737)	2,991	522,869	(997,000)	309,242
Balance before Market Change at July 31, 2024	13,365,259	3,226,541	563,186	7,698,470	753,056	1,124,007
7 Months Net Change in Investments Gain/(Loss)	592,519	113,844	58,547	345,924	26,303	47,900
Balance at July 31, 2024 (at Market)	\$ 13,957,778 ⁽⁸⁾	3,340,385 ⁽⁶⁾ ⁽⁷⁾	621,732.76 ⁽¹⁾	8,044,394 ⁽²⁾	779,359 ⁽³⁾	1,171,907 ⁽⁴⁾

10,617,393 ⁽¹⁵⁾

Footnotes refer to Statement of Financial Position and Statement of Activities

Green Valley Recreation, Inc
Summary of Revenue & Expenditures - Budget to Actual
For Fiscal Year Ending Dec 31, 2024

January through July 2024

PROJECTION FOR TOTAL YEAR 2024

	2024 Annual Budget	January - July			Prior Year			Projected Aug - Dec 2024	Total Jan- Dec 2024 Projected	Approved Budget 2024	Total Projected Variance	% of Budget Variance
		YTD Budget	Jan - July Actual	% of Variance	FY 2023 No EQ	Var. from Prior Year % \$						
Revenue:												
Member Dues	\$ 7,132,750	\$ 4,160,771	\$ 4,165,068	0.1%	\$ 4,116,757	1.2%	\$ 48,311	\$ 2,973,674	\$ 7,138,742	\$ 7,132,750	\$ 5,992	0.1%
LC,Trans., Crd Fees.	705,637	439,212	440,886	0.4%	478,452	(7.9%)	(37,566)	\$ 264,904	\$ 705,790	\$ 705,637	\$ 153	0.0%
Capital Revenue	3,039,780	1,939,379	1,537,886	(20.7%)	1,730,148	(11.1%)	(192,262)	\$ 1,035,314	\$ 2,573,200	\$ 3,039,780	\$ (466,580)	(18.1%)
Recreation	485,403	314,511	456,298	45.1%	307,143	48.6%	149,155	\$ 303,888	\$ 760,186	\$ 485,403	\$ 274,783	36.1%
Investment Income	425,458	248,184	278,413	12.2%	298,320	(6.7%)	(19,907)	\$ 210,927	\$ 489,340	\$ 425,458	\$ 63,881	13.1%
Communication	47,093	27,471	28,381	3.3%	27,496	3.2%	885	\$ 20,538	\$ 48,919	\$ 47,093	\$ 1,827	3.7%
Other Revenue	136,072	93,907	83,960	(10.6%)	68,087	23.3%	15,874	\$ 69,740	\$ 153,700	\$ 136,072	\$ 17,628	11.5%
Total Revenue	11,972,193	7,223,434	6,990,892	(3.2%)	\$ 7,026,403	(0.5%)	\$ (35,511)	\$ 4,878,985	\$ 11,869,877	\$ 11,972,193	\$ (102,316)	(0.9%)
Expenditures:												
Facilities & Equipment NO DEPRECIATION	\$ 2,255,805	\$ 1,320,551	\$ 1,337,877	0.6%	\$ 1,274,677	(5.0%)	\$ (63,200)	\$ 711,320	\$ 2,049,197	\$ 2,255,805	\$ 206,608	9.2%
Personnel	5,335,990	3,093,923	3,236,193	(4.6%)	2,937,000	(10.2%)	\$ (299,193)	\$ 2,226,090	\$ 5,462,283	\$ 5,335,990	\$ (126,292)	(2.4%)
Program	447,071	288,775	432,128	(49.6%)	306,271	(41.1%)	\$ (125,857)	\$ 236,121	\$ 668,249	\$ 447,071	\$ (221,178)	(49.5%)
Communications	217,126	134,094	140,671	(4.9%)	127,153	(10.6%)	\$ (13,519)	\$ 72,984	\$ 213,655	\$ 217,126	\$ 3,470	1.6%
Operations	709,084	405,493	399,175	1.6%	389,918	(2.4%)	\$ (9,257)	\$ 262,324	\$ 661,499	\$ 709,084	\$ 47,585	6.7%
Corporate Expenses	794,036	485,038	392,819	19.0%	533,088	26.3%	\$ 140,269	\$ 355,637	\$ 748,456	\$ 794,036	\$ 45,579	5.7%
Total Expenditures	9,759,111	5,727,876	5,938,864	(2.8%)	5,568,106	(6.7%)	\$ (370,757)	3,864,476	9,803,340	9,759,111	(44,229)	(0.5%)
Excess Revenues Over Exp.	\$ 2,213,082	\$ 1,495,558	\$ 1,052,029		\$ 1,458,296		\$ (406,268)	\$ 1,014,509	\$ 2,066,538	\$ 2,213,082	\$ (146,544)	
Transfers and Adjustments:												
Non Reserve Capital Projects	(277,001)	(138,501)	(33,314)					\$ (53,314)	\$ (53,314)	\$ (277,001)	\$ 223,687	80.8%
Remove Income From Reserves	(259,068)	(129,534)	(182,154)					\$ (131,024)	\$ (313,178)	\$ (259,068)	\$ (54,110)	-20.9%
Reserve Funding Initiatives	(610,956)	(305,478)	(267,677)					\$ (238,903)	\$ (506,580)	\$ (610,956)	\$ 104,376	17.1%
Reserve Funding MRR & MRR-B	(1,519,695)	(1,519,695)	(1,519,695)					\$ -	\$ (1,519,695)	\$ (1,519,695)	\$ -	0.0%
MRR Expenses paid by Reserve	371,138	185,569	29,794					\$ 162,071	\$ 191,865	\$ 371,138	\$ (179,273)	48.3%
Deduct Reserve Investment Exp.	82,500	41,250	41,200					\$ 33,800	\$ 75,000	\$ 82,500	\$ (7,500)	9.1%
Modified Accrual Basis Surplus	-	(370,830)	(879,817)					787,139	(59,364)	-	(59,364)	

This report is not a GAAP compliant statement. Non cash adjustments such as Depreciation of Fixed Assets have been removed to establish a Modified Accrual report. The purpose of this report is to give a high level summary of GVRs performance for comparison to the Zero Surplus Budget goal for the fiscal year.



Green Valley Recreation, Inc.

Board of Directors Regular Meeting

Del Sol Clubhouse Release of Funds

Prepared By: Scott Somers, CEO

Meeting Date: August 28, 2024

Presented By: Scott Somers, CEO

Consent Agenda: No

<p>Originating Committee / Department: Administration</p>
<p>Action Requested: Consider releasing \$50,000 in budgeted funds for Del Sol Clubhouse food and beverage equipment, electrical and plumbing improvements, possibly architectural drawings, and misc. items</p>
<p>Strategic Plan: GOAL 1: Provide excellent facilities for members to participate in a variety of active and social opportunities</p>
<p>Background Justification: The 2024 Budget includes \$50,000 for Del Sol Clubhouse kitchen and bar improvements and equipment. Staff is requesting the Board release these funds since staff has been working with a potential vendor who has asked GVR to purchase some of the needed equipment (preliminary list attached). Additional needs include electrical and plumbing improvements to the kitchen and bar area (leasehold improvements), and may include architectural drawings.</p>
<p>Fiscal Impact: The 2025 Budget included \$50,000 for start up costs for the DSC café.</p>
<p>Attachments: 1) Draft equipment list</p>

Equipment

Tea brewer	\$	64.99	Avantco WB8L 2.1 Gallon 54 cup (8 Liter) Water Boiler - 120V, 1300W
Coffee brewer	\$	1,479.00	Fetco CBS-1242 Plus Series Twin Automatic Digital Coffee Brewer With Plastic Brew Basket
Espresso machine and peripherals	\$	1,495.00	Nuova Simonelli Oscar II Black Professional Espresso Machine - Pourover, 110V
Coffee bean grinder	\$	639.00	Estella Caffè ECEG26 Espresso Grinder - 120V (webstaurantstore.com)
Turbo chef of some sort	\$	3,025.00	Cadco VariKwik VK-120 Charcoal Finish Countertop High-Speed Oven with Touchscreen - 1,650W, 120V
Commercial fridge	\$	1,739.00	Main Street Equipment BMR-49-R 54" Solid Door Reach-In Refrigerator
Commercial freezer	\$	1,819.00	Main Street Equipment BMR-49-F 54" Solid Door Reach-In Freezer
Fountain soda taps	\$	4,829.00	Servend 2705020 SV-150 6 Valve Sanitary Lever Countertop Ice/Beverage Dispenser with 150 lb. Ice Storage
Totals	\$	<hr/> 15,089.99 <hr/> <hr/>	

All Products can be found at webstaurantstore.com



Green Valley Recreation, Inc.
Board of Directors Regular Meeting
Use of MRR-B Funds for Desert Hills Pool

Prepared By: Scott Somers, CEO

Meeting Date: August 28, 2024

Presented By: Scott Somers, CEO

Consent Agenda: No

<p>Originating Committee / Department: Administration</p>
<p>Action Requested: Consider use of MRR-B funds (pools and spas) for additional research into the potential failure and end of life of the Desert Hills pool as well as potential design plans and member outreach</p>
<p>Strategic Plan: GOAL 1: Provide excellent facilities for members to participate in a variety of active and social opportunities</p>
<p>Background Justification: Please see the attached memo to the Board, dated August 6, 2024, concerning the condition of the Desert Hills pool.</p>
<p>Fiscal Impact: The current balance of the MRR-B (pools and spas) is \$1,156,994. A small amount of these funds would be used for additional research into the condition of the pool and for development of options to consider, such as pool repair or replacement.</p>
<p>Attachments: 1) Memo to Board, dated August 6, 2024</p>



MEMORANDUM

TO: Board of Directors
FROM: Scott Somers, CEO
DATE: August 6, 2024
RE: Desert Hill Pool Condition

Staff have enlisted the expertise of Aqua Design International (ADI) to perform inspections of all GVR pools and spas. Please recall that ADI designed the pool at East Center. Inspections have revealed that the Desert Hills pool and spa are in much worse shape than thought. The attached inspection report describes the pool and spa plumbing as being in “in very poor condition.” They note that several lines have been abandoned and that the remaining lines are not able to carry the needed flow. More concerning is that they determined that the pool has a major leak which is causing the auto fill to run full blast 24/7 and that the water leak may be causing a major structural failure.

ADI has provided two options and quotes for consideration:

- 1) Renovate the pool by replacing the plumbing equipment and refinish the pool and spa at an estimated cost of \$900,000 and with an estimated useful life of 15 years.
- 2) Remove and replace the pool and spa entirely at an estimated cost of \$1,500,000 and with a useful life of 50 years.

Based on this preliminary information, staff is of the mind that it makes more sense to completely remove and replace the pool and spa entirely (Option #1).

Funding for 2025 for this project is available as listed here:

Balance of MRR B Pool Fund	\$1,156,994
MRR A Funded Balance for pool	\$ 89,278
Emergency in excess of \$500K	\$ 105,867
Budgeted Jan-2025 MRR B Funding	<u>\$ 299,400</u>
Total available	\$1,651,539

This is an unexpected expenditure, but GVR was smart when in created the MRR-B Fund (pools and spas) and began transferring money into this fund annually in order to pay for such expenses. While the funds available is anticipated to be greater than the cost estimate, it is entirely possible that actually bids could come in greater than the estimate of \$1,500,000. Therefore, the CFO and I plan to recommend a more conservative Initiatives Fund Capital Budget for 2025 in case additional funds from the Initiatives Fund are needed to cover any gap in funding. More on this will be discussed during the budgeting process at the P&E and FAC committee meetings as well as the Board of Directors Budget worksession.

Like the East Center pool design, the Board will be provided with design options and cost estimates to choose from. Once a design is chosen and documents are prepared, we would plan to go out for bid. Staff is recommending the Board authorize use of MRR-B Funds at their August 28th Regular meeting so that member outreach and design options can move forward ASAP.



5 JULY 24

Green Valley Recreation
333 Paseo del Prado
Green Valley, AZ 85614

ATT: Tom Fisher

RE: Pool & Spa Inspection: Desert Hills 2980 S. Camino Del Sol. Date: June, 28,2024

Inspection performed by: Aqua Design International, Dave Acklin & Mark Owens

A visual inspection was performed on the pool, spa & equipment room, no pressure testing, line tracing or leak detection was performed. This inspection gives no warranty in any way whatsoever.

Pool & Spa visual inspection:

The deck is tan salt finish concrete in below average condition. There is excessive mineral staining at the entry / exit points for the pool and spa and the ends of the lap lanes.

We recommend power and TSP washing, coat with acrylic like Excel and paint with acrylic deck paint like Excel. This would make the deck cooler on the feet and much easier to maintain.

Handrails have a scale buildup at the waterline, this is normal due to the mineral levels in the water and can be cleaned with Scotch Brite pads or bead blasting.

Tile has a heavy scale buildup; this can be removed with media blasting. Routine maintenance cleaning tile with a Scotch Brite pad will help slow the buildup, however it will always scale due to the mineral buildup in the water.

Depth and No diving tiles are in good condition and easily readable.

Lights are 500w in pool and 250w in spa. All appear to be working.

Skimmers are U-3 Style, some are missing weir doors and have incorrect baskets. The weir doors increase the skimming ability, and the incorrect baskets allow debris to bypass the basket. This should be corrected in all skimmers.

ADA lifts are present and appear to be in good condition.

The pool has SDX retro drains, and the spa has Channel drains. Both are VGB compliant as long as the flow rates are correct.

There are several factors involved in making drains compliant. The cover must be designed for the water flow being drawn through it. Compliant covers have maximum flow rates based on whether it is on the floor or wall as well. Just because the cover says it is VGB compliant does not make it so if it is not installed correctly.

The interior finish of both pool and spa has heavy staining from calcium and copper. This can be kept at a minimum by staying on top of the pool chemistry and balancing the pool using the saturation index keeping it at minimal levels.

The pool and Spa use Liquid Chlorine as the sanitizer and CO₂ to control pH. Both the pool and spa also use Clear Comfort Hydroxyl Radical systems as secondary sanitation systems.

The pool and Spa use Liquid Chlorine as the sanitizer and CO₂ to control pH. Both the pool and spa also use Clear Comfort Hydroxyl Radical systems as secondary sanitation systems.

Chlorine and pH is controlled with an Aqua Sol automated chemical controller on both the pool and spa. They appear to be operating correctly. We recommend as this needs replacing you consider replacing them with a digital system that will more accurately maintain chemistry levels.

The pool is filtered with three TR-100 sand filters with a total combined flow rate of 220GPM at 15 GPM per square foot. The required six-hour turnover for this pool is 273 GPM exceeding the flow rate of the filters by 53 GPM. The backwash valves installed on the filters are very restrictive and add roughly 10 to 15 PSI to the system. We recommend the three TR-100's with new TR-140's, replacing all the Backwash valves with a less restrictive backwash system and changing all the filter sand.

The pool has three 3hp single speed WhisperFlow pumps, one on each filter. These pumps are too big and are over pumping the filters. Recommend replacing the three 3hp pumps with two 5hp variable speed pumps for better economy and performance.

There are no flow meters, PSI or Vacuum gauges in the system, all required by Pima County. Without these items we are unable to calculate flow in the system. The 3 hp WhisperFlow pump is capable of a max flow of 120 GPM. That said with three pumps the best you will get is 360 GPM, still short of meeting the required flow rate and over pumping the existing filters.

It looks like the pump seals have been leaking for some time due to the scale buildup, replacing the pump seals would prolong the lifespan of the pump and motor.

The pool has 4ea. Raypak 400,000 BTU Natural gas heaters. The way they are plumbed does not allow an equal flow to all heaters and some have very low flow. This will eventually result in premature failure. We recommend installing power vents on all 4 heaters and completely replumbing the heater manifold.

The spa is filtered with a single TR-100 sand filter and requires a flow rate of 95 GPM Min. This filter has a max flow rate of 74 GPM at 15 feet per square foot of filter area and is being over pumped by 21 GPM. We recommend replacing the TR-100 with a TR-140 and Pentair Full Flow XF Backwash valve for better flow and clear water.

There are no Flow Meters, PSI Gauges or Vacuum Gauges required by Pima County in the spa system. Without these we are unable to determine the actual flow in the system.

Did not see an emergency shutoff in the pool/spa area or boiler ESO's in the equipment room. This is also required by code.

The pool and spa plumbing are in very poor condition, several lines have been abandoned and the remaining lines are not able to carry the needed flow.

The pool has three floor clean valves with the internals removed from one and two lines abandoned in each of the others. This is likely related to the pool leaking. The flow is also being restricted; some areas of the pool have no return flow at all causing major circulation issues.

The pool has a major leak causing auto fill to run full blast 24/7, this must be costing a fortune in wasted water along with possibility of major structural failure from the water leaking under the pool.

Overall, this pool is in very bad condition due to the plumbing and equipment room.

Aqua Designs has two options for repairing this pool and spa.

Option 1

Complete renovation of the pool and spa. Sawcut deck, pool and spa to replumb entire pool spa and equipment room with all new equipment and plumbing. Abandon all existing plumbing removing as much as possible. Refinish and retile pool and spa. Install energy efficient equipment and Pentair IntelliCenter automation with IntelliChem for chlorine and pH control.

Option 2

Remove existing pool, spa and equipment room and replace with entirely new pool, spa and equipment room. Install energy efficient equipment and Pentair IntelliCenter automation with IntelliChem for chlorine and pH control

Aqua Design International can give you a fee proposal to build a plan set for everything listed allowing you to get quotes if you would like.

Sincerely,



Dave Acklin & Mark Owens



Green Valley Recreation, Inc.

Board of Directors Meeting

Ad-Hoc Committee: GVR Board and GVR Foundation

Prepared By: Nanci Moyo, Admin. Sup.

Meeting Date: August 28, 2024

Presented By: Marge Garneau, Chair

Consent Agenda: No

<p>Originating Committee / Department: President of the Board</p>
<p>Action Requested: Approve the duties and responsibilities, along with a deadline for its completion, of an Ad-Hoc Committee formed to discuss the GVR Board and GVR Foundation affiliation.</p>
<p>Strategic Plan: Goal #5: Provide sound, effective governance and leadership for the corporation</p>
<p>Background Justification: The GVR Foundation has requested a meeting with the proposed GVR Ad-Hoc Committee to discuss its relationship. The contract between GVR Foundation and GVR will be expiring this year. This contract discusses annual GVR Foundation monies to be granted for Member Assistance Program (MAP) recipients.</p> <p>The tentative topics of discussion provided by GVR Foundation include:</p> <ul style="list-style-type: none"> • GVR Foundation’s value to GVR • MAP program • Additional opportunities • Moving forward <p>GVR representatives will be Bart Hillyer (Chair), Carol Crothers, and Nellie Johnson.</p> <p>GVR Bylaws direction for an Ad-Hoc Committee: Article VIII Section 2 Special Committees: A. Special or Ad Hoc committees may be established by the President from time to time to assume specific, short-term responsibilities. When established, the duties and responsibilities of the committee along with a deadline for its completion of assigned tasks are to be approved by the Board.</p>
<p>Fiscal Impact: None</p>
<p>Board Options:</p> <ol style="list-style-type: none"> 1) Approve the duties and responsibilities, along with a deadline for its completion, of an Ad-Hoc Committee formed to discuss the GVR Board and GVR Foundation affiliation, per Bylaw requirements (Article VIII Section 2.A) 2) Provide alternative direction.
<p>Recommended Motion: <i>Move to approve the duties and responsibilities, along with a deadline for its completion, of an Ad-Hoc Committee with GVR Board and GVR Foundation, and provide an informational report to the Board at the September Regular Meeting.</i></p>



Green Valley Recreation, Inc.
Board of Directors Meeting

Ad-Hoc Committee: CEO Evaluation Process

Prepared By: Nanci Moyo, Admin. Sup.

Meeting Date: August 28, 2024

Presented By: Marge Garneau, Chair

Consent Agenda: No

<p>Originating Committee / Department: President</p>
<p>Action Requested: Approve the duties and responsibilities, along with a deadline for its completion, of an Ad-Hoc Committee formed to develop and recommend to the Board an assessment tool for the CEO Evaluation Process.</p>
<p>Strategic Plan: Goal #5: Provide sound, effective governance and leadership for the corporation</p>
<p>Background Justification: The President of the Board has asked four Directors to be on an Ad-Hoc Committee regarding the process for the CEO evaluation. The four Directors include: Bart Hillyer, Chair, Carol Crothers, Candy English, Nellie Johnson. The Ad-Hoc Committee will develop a recommendation to the Board by the October meeting for a clear, succinct, and useful evaluation instrument for the CEO evaluation.</p> <p>GVR Bylaws direction for an Ad-Hoc Committee: Article VIII Section 2 Special Committees: A. Special or Ad Hoc committees may be established by the President from time to time to assume specific, short-term responsibilities. When established, the duties and responsibilities of the committee along with a deadline for its completion of assigned tasks are to be approved by the Board.</p>
<p>Fiscal Impact: None</p>
<p>Board Options:</p> <ol style="list-style-type: none"> 1) Approve the duties and responsibilities, along with a deadline for its completion, of an Ad-Hoc Committee formed to develop and recommend to the Board an assessment tool for the CEO Evaluation Process. (Article VIII Section 2.A) 2) Provide alternative direction.
<p>Recommended Motion: <i>I move to approve the duties and responsibilities, along with a deadline for its completion, of an Ad-Hoc Committee formed to develop and recommend to the Board an assessment tool for the CEO Evaluation Process.</i></p>



Green Valley Recreation, Inc.

Board of Directors Regular Meeting

Credit Cards Charges Subject to a Processing Fee

Prepared By: Scott Somers, CEO

Meeting Date: August 28, 2024

Presented By: Scott Somers, CEO

Consent Agenda: No

<p>Originating Committee / Department: Finance</p>
<p>Action Requested: Consider amending the Corporate Policy Manual (CPM) Part 1, Section 2, Subsection 1.1.8 Member Payment Transactions to clarify that credit card transactions are subject to a processing fee.</p>
<p>Strategic Plan: GOAL 4: Cultivate and maintain a sound financial base that generates good value for our members.</p>
<p>Background Justification: The Fiscal Affairs Committee (FAC) has recommended the Board of Directors consider amending the CPM to clarify that credit card transactions are subject to a processing fee since the annual cost of accepting credit cards as a payment method costs GVR approximately \$70,000 annually. GVR has been funding this expense from general revenues, such as Member Dues. Staff plans to apply a 3% processing transaction fee to credit cards transactions beginning October 1, 2024.</p> <p>1.1.8 Member Payment Transactions Member payment transactions, <u>such as Credit card transaction/service fees</u>, are subject to a processing fee.</p>
<p>Fiscal Impact: See background above</p>